



December 6, 2011

Town of Seekonk
Conservation Commission and Planning Board
100 Peck Street
Seekonk, MA 02771

Re: Peer Review for Proposed Walmart at 1300 Fall River Avenue, **Second Review**

Dear Members of the Conservation Commission and Planning Board:

On behalf of the Town of Seekonk Conservation Commission (the "Commission") and Town of Seekonk Planning Board (the "Board"), Woodard & Curran completed a second review of technical and regulatory review of the proposed site improvements of the above referenced project. Woodard & Curran provided a review letter (Review Letter) dated November 7, 2011 to the Commission presenting our findings and recommendations. The applicant addressed the comments and provided a subsequent submittal dated November 17, 2011 addressed from Bohler Engineering and a November 18, 2011 letter addressed from Vanasse & Associates, Inc. The following is a summary of the documentation reviewed by Woodard & Curran. The items received as part of the most recent (November 17th) submittal are indicated in bold type:

DOCUMENTS REVIEWED

The information reviewed in the preparation of this report is as follows:

- Site Plan Review Application Letter dated October 11, 2011 prepared by Bohler Engineering.
- Town of Seekonk, Planning Board, Application Form for Approval of Site Plan Review (Form D) dated June 3, 2011 prepared by Bohler Engineering.
- Notice of Intent dated May 31, 2011 and revised October 19, 2011, prepared by Bohler Engineering.
- Traffic Impact & Access Study dated March 16, 2011, prepared by Vanasse & Associates, Inc.
- Stormwater Drainage Report for Walmart dated March 18, 2011, and **revised November 15, 2011**, prepared by Bohler Engineering.
- Plan Set Entitled; Site Development Plans for Proposed Walmart Store #2184-07 dated March 14, 2011, and **revised November 14, 2011** (includes 21 sheets), prepared by Bohler Engineering.
- **Response Letter dated November 17, 2011, prepared by Bohler Engineering addressing the Woodard & Curran Review Letter dated November 7, 2011.**
- **Response Letter dated November 17, 2011, prepared by Bohler Engineering addressing the Pare Corporation Review Letter dated November 4, 2011.**
- **Supplemental Response Letter dated November 18, 2011, prepared by Vanasse & Associates, Inc. addressing the Traffic Impact and Analysis Study comments in the Pare Corporation Review Letter dated November 4, 2011.**



Woodard & Curran and our traffic consultant, Pare Engineering Corporation (PARE), met with members of the Applicant's design team from Bohler Engineering and Vanasse & Associates, Inc. (VAI) on November 23, 2011 to review the recent submittal and identify outstanding items that should be addressed by the Applicant. Our findings and recommendations are based on the documents reviewed and the information presented at the review meeting with the Applicant's design team.

Generally, the Applicant has provided additional information or indicated that information can be produced to satisfy the concerns and recommendations noted by Woodard & Curran in the Review Letter. This letter includes a summary of the outstanding items which were not completely addressed in the Bohler & VAI response letters. Woodard & Curran recommends the following items be addressed by the Applicant, some of which may be incorporated as a condition of approval by the approving authority or require decision by the Board or Commission. The numbering of each comment is consistent with our initial review letter dated November 7, 2001.

Planning Board Review

3. The Applicant has stated that the minimum illumination of 2.0 foot-candles in all parking spaces is appropriate for the proposed use for the Site and has presented a lighting plan indicating a minimum of 2.0 foot-candles in all parking spaces. Since the Zoning By-law does not specifically define the designated use for Commercial (minimum of 2.0 foot-candles per Zoning) or Shopping Centers (minimum of 3.0 foot-candles per Zoning), **Woodard & Curran will defer to the Planning Board to define the proposed use and minimum illumination level required.**
5. The Applicant has stated the proposed wastewater treatment plant (WWTP) has not yet been designed and stated, further, that the submission to the Town of the final WWTP design, which will require approval and a permit from the Massachusetts Department of Protection (MassDEP), can instead be made a condition of approval by the Town. **Woodard & Curran agrees that the MassDEP has responsibility for issuing a permit for the WWTP; however, we recommend that the Board require the Applicant to provide the wastewater treatment plant design plans to the Board for review PRIOR to submission and final approval by the MADEP. The Board should review the plans for potential impacts of equipment sound levels and odor levels to the adjoining residences, which are elements that the MassDEP may not consider in its permit review.**

Traffic Review

It is our understanding that VAI will prepare a functional design report and off-site improvement plan to MassDOT for a 25% design submission to the agency for its review. The 25% design submission will include an extension of the rumble strip at the un-signalized intersection and also will incorporate lengthening of the left-hand turn lane at the signalized site entrance. At a minimum, to protect the Town's interest, as a condition of approval the Applicant shall incorporate these specific off-site improvements into the project. It is recommended that the Town:

- Review the FDR and 25% plans prior to submission to MassDOT;
- Review the curb cut and/or access permit prepared for MassDOT;
- Receive MassDOT's comments and approval relative to the 25% submission; and
- If MassDOT's finding requires greater or lesser improvements on Route 6 by the applicant than was presented to the Town in the original plans or recommended by the Town in the previous review recommendations, the Applicant should present the differing improvements to the Town for further review and approval before submitting final documents to both MassDOT and the Town.



For additional traffic related comments see the review letter dated November 28, 2011 prepared by PARE. PARE reviewed the Traffic Impact & Access Study prepared by VAI for this project.

Conservation Commission Review and Vernal Pool Assessment

The Applicant has indicated the general location of the buffer zone/vernal pool restoration area and provided a vernal pool buffer area planting schedule on the Landscape Plan, Sheet C-4. The planting schedule includes the type, size, approximate quantity and spacing requirements for the proposed plants. The exact locations of the plants are not depicted on the plans.

Since the exact number and locations of the plantings will be determined in the field at the time of construction, **Woodard & Curran recommends that a wetland scientist be present during the installation of the plantings. We further recommend that the Applicant revise the planting plan to include the location and minimum quantity of plantings.**

Woodard & Curran recommends that the Applicant provide a monitoring plan for the buffer zone/vernal pool restoration area. The contents of this plan should include criteria for defining restoration success, an approach for monitoring vegetation growth and vitality, proposed mitigation measures, and a schedule for reporting findings to the Commission. We further recommend that monitoring be conducted for a minimum of two years post-restoration.

Notice of Intent – WPA Form 3

The Applicant has stated that a construction schedule has not been developed and that work within the Isolated Land Subject to Flooding (ILSF) wetland resource area will be avoided in the springtime to the extent that it will not cause delays to the overall construction schedule. **Woodard & Curran recommends that the Applicant provide the detailed construction schedule to the Board and Commission. The schedule should be placed on the plans and the Commission shall be notified in advance if work within the ILSF will occur in the springtime.**

Stormwater Review

6. The Applicant has provided boring logs and a Groundwater and Borings Exhibit indicating the test locations to document the on-site soil characteristics. The Applicant has also established the estimated seasonal high groundwater for the site based on observed groundwater elevations in on-site monitoring wells. The Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards (SWMS) design criteria for Best Management Practices (BMPs) requires that soil evaluations for infiltration BMPs be performed in the location where the BMP will be sited. The MassDEP also requires that a minimum of three test pits or borings be performed within infiltration basins and a minimum of two test pits or borings be performed for subsurface infiltration chamber systems one hundred feet or less in length. For each additional fifty (50) foot increment above the one hundred foot length of an infiltration chamber system, an additional test is required. If borings will be performed, MassDEP requires that the borings be a minimum of twenty (20) feet deep or extend to the depth of the limiting layer when testing for infiltration basins. The number of soil tests required by MassDEP at the location of each BMP has not been met by the Applicant.

Woodard & Curran recommends additional testing be performed in compliance with MassDEP design criteria for the proposed infiltration BMPs. The table below indicates the number of soil tests required to be performed for each BMP to comply with MassDEP requirements. The testing shall be witnessed by Beth Hallal, Board of Health (BOH) agent. Applicant is responsible for coordinating testing with the Board of Health.



BMP	Number of Soil Tests
Basin #1	Three (3) tests
Basin #2	Three (3) borings provided. No further testing required.
Basin #3	Three (3) tests
Basin #4	One (1) boring provided. Two additional (2) tests required.
Basin #5	Three (3) tests
Basin #6	Two (2) tests
Basin #7	Three (3) tests
Basin #8	Three (3) tests

7. The Applicant has provided groundwater mounding calculations that indicate the groundwater mounding under the infiltration structures will not rise above the bottom of the infiltration structures. **The Applicant should provide documentation to confirm the height of the water table above the base of the aquifer parameter (h_i) used in the groundwater mounding calculations is 100 feet.**

27. Stormwater Standard 8, Erosion and Sedimentation Control comments:

Woodard & Curran recommends the infiltration areas be encompassed with construction fence and siltation protection devices in order to avoid incidental compaction and clogging during construction operations.

Woodard & Curran also recommends that, as a condition of approval, the Applicant submits the final Stormwater Pollution Prevention Plan to the Commission prior to construction for their review.

30. Stormwater Standard 10, Illicit Discharge comment:

Woodard & Curran recommends that the applicant provide an Illicit Discharge Compliance Statement signed by the Owner to the Commission.

Conclusion & Recommendations

The applicant has provided documentation to address Woodard & Curran's comments noted in our initial review correspondence dated November 11, 2011. Woodard & Curran met with members of the Applicant's design team to discuss the additional documentation. Based on this meeting and our review of the additional documentation provided, Woodard & Curran recommends that the Applicant address the bulleted items listed above.

Woodard & Curran recommends the additional soil testing be performed & submitted prior to Planning Board & Conservation Commission approval. We trust the information contained herein is beneficial to



your review of the project. Please feel free to call the undersigned below if you have any further questions or comments relative to this matter.

Sincerely,

WOODARD & CURRAN INC.

Jeffery Stearns, P.E.
Project Manager, Associate

Patrick J. Burke, P.E.
Project Engineer

PJB/jmm
0224664.00

cc: Mathew D. Smith, Bohler Engineering

Attachments: Pare Engineering Corporation Response (11/28/2011)



Engineers | Scientists | Planners

PARECORP.COM



November 28, 2011

Mr. Jeffrey C. Stearns, P.E.
Project Engineer
Woodard & Curran
95 Cedar Street, Suite 100
Providence, Rhode Island 02903

Re: **Proposed Wal-Mart**
Review of Traffic Impact Analysis
Seekonk, Massachusetts
PARE Project No. 11122.00

Dear Mr. Stearns:

In accordance with our proposal for professional services, Pare Corporation (PARE) has completed our review of responses provided to PARE's initial comments on the Traffic Impact and Access Study (TIAS) prepared for the Proposed Wal-Mart on Fall River Avenue in Seekonk, Massachusetts. The list of material reviewed and discussed at the November 23, 2011 review meeting is provided below:

- *Response to Comments, Proposed Wal-Mart, Seekonk, Massachusetts*, submitted to the Town of Seekonk Planning Board, prepared by Vanasse & Associates, Inc., dated November 18, 2011.
- *Response to Comments, Proposed Walmart, 1300 Fall River Avenue*, submitted to the Town of Seekonk, prepared by Bohler Engineering, dated November 17, 2011.
- *Site Development Plans for Proposed Walmart, Permit Set*, prepared by Bohler Engineering, dated March 14, 2011, with the latest revision date of November 14, 2011, as they refer to the traffic and roadway improvements.

PARE has reviewed the responses prepared by Vanasse & Associates, Inc., and concludes that our comments have been satisfactorily addressed. No additional comments are provided at this time.

PARE has also reviewed the responses prepared by Bohler Engineering, Inc., and has found one comment that requires additional attention. Comment No. 5, regarding the addition of an advance crosswalk warning sign, has not been addressed appropriately. It appears that the previously proposed "Pedestrian Crossing Sign" (MUTCD Sign Nos. W11-2 and W16-7P) was moved from its original location adjacent to the crossing to a point approximately 25 feet west of the crossing. This sign assembly should be moved back to its original location, adjacent to the crossing, and a second assembly containing MUTCD Sign Nos. W11-2 and W16-9P should be added approximately 100 feet west of the crossing.

It is understood that Vanasse & Associates, Inc. will prepare a Functional Design Report (FDR) and the offsite improvement plans for a 25% Submission to MassDOT for review and permitting. A review of these documents on behalf of the Town should be considered prior to submission. Specific improvements discussed in the TIAS and comments, such as the potential extension of the eastbound left-turn lane at the signalized site





Mr. Jeffrey C. Stearns, P.E.

(2)

November 28, 2011

entrance and the extension of the rumble strip at the unsignalized site entrance, should be included in the FDR and the 25% Submission.

We trust that the above is sufficient for your use and the Town of Seekonk, MA. If you have any questions please do not hesitate to contact this office.

Sincerely,

Carl J. Adamo, P.E.
Managing Engineer

CJA/JD/mjh

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